



RESIDENCE

101 Townhead Street, Hamilton, ML3 7BX

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This well presented and generously proportioned three-bedroom top-floor apartment occupies an excellent position within this highly sought-after modern development, conveniently located just a short distance from Hamilton town centre and its excellent range of amenities.

Situated on the second/top floor and set amidst attractive, factored and well-maintained courtyard-style communal gardens, the property offers spacious, comfortable and low-maintenance living. Particular highlights include two separate private balconies, a master en-suite shower room and generous, well-proportioned accommodation throughout.

The accommodation comprises a welcoming reception hallway, a bright and spacious lounge/dining room with direct access onto the first of the two balconies, and a modern fitted kitchen with a useful dining recess.

There are three bedrooms, with the master bedroom benefiting from its own modern en-suite shower room as well as direct access onto the second balcony. A separate modern fitted family bathroom, complete with a Jacuzzi bath, serves the remainder of the accommodation.

Further features include gas central heating, double glazing, a secure controlled entry system and ample private residents' parking together with additional visitor parking.

The development itself is centred around attractive courtyard-style communal gardens which are factored and maintained, creating a pleasant and well-kept residential environment.

Our enclosed floor plan provides a detailed layout of this impressive apartment; however, early viewing is highly recommended to fully appreciate the generous proportions, excellent presentation, top-floor position and two private balconies on offer.

Townhead Street is one of Hamilton's most sought-after and convenient residential locations, within easy reach of the town centre and its wide range of amenities.



979.52 sq ft | EER = B



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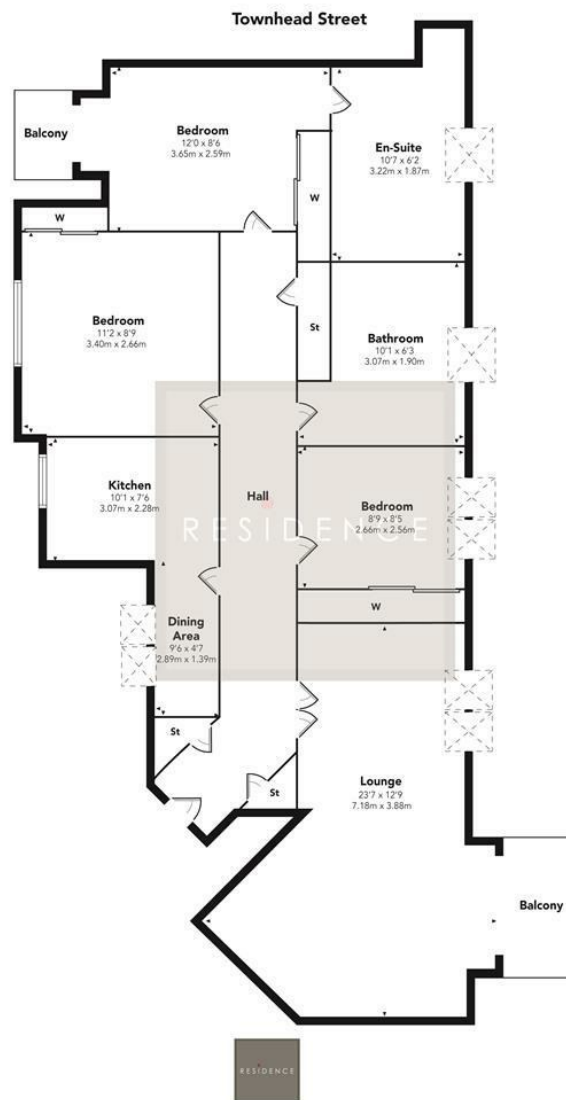




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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
 independent investigation of the property to determine to your satisfaction as to the suitability
 of the property for your space requirements.
 Produced by Plush Plans Ltd.

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.